

GROSSMONT HEALTHCARE DISTRICT

Largest 2013-14 Local Secured Taxpayers

	<u>Property Owner</u>	<u>Primary Land Use</u>	<u>2013-14 Assessed Valuation</u>	<u>% of Total (1)</u>
1.	Parkway Plaza LP	Shopping Center	\$ 213,987,345	0.53%
2.	Conrad Prebys, Trust	Apartments	182,487,971	0.45
3.	Avalon II California Value IV LP	Apartments	126,480,000	0.31
4.	Fairfield Grossmont Trolley LLC	Apartments	101,949,225	0.25
5.	Rainbow Investment Co.	Shopping Center	96,985,923	0.24
6.	SP Lavida Real LLC	Apartments	70,961,120	0.18
7.	Wal-Mart Real Estate Business Trust	Commercial	69,275,077	0.17
8.	Baltimore Owner LLC	Apartments	55,754,138	0.14
9.	VSCRE Holdings LLC	Convalescent Home	53,544,735	0.13
10.	Essex JMS Acquisition LP	Apartments	50,320,471	0.12
11.	Vestar Kimco Santee LP	Shopping Center	46,031,328	0.11
12.	San Diego Forest Park LLC	Apartments	45,390,000	0.11
13.	GKN Aerospace Chem-Tronics Inc.	Industrial	44,725,355	0.11
14.	Kaiser Foundation Health Plan Inc.	Professional Building	43,120,840 (2)	0.11
15.	Sears Roebuck & Co.	Shopping Center	38,273,846	0.09
16.	Vestar California XVII LLC	Commercial	36,617,087	0.09
17.	FW CA Rancho San Diego Village LLC	Shopping Center	35,478,570	0.09
18.	Costco Wholesale Corporation	Commercial	33,092,030	0.08
19.	Kohl's Department Stores Inc.	Commercial	31,825,364	0.08
20.	Dayton Hudson Corp.	Commercial	31,484,899	0.08
			<u>\$1,407,785,324</u>	<u>3.48%</u>

(1) 2013-14 Local Secured Assessed Valuation: \$40,434,600,841

(2) Taxable property only.

Source: California Municipal Statistics, Inc.